

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**24 February 2015**

Agenda Item	<b>7.1</b>
Report No	<b>PLS/009/15</b>

**14/00357/FUL: Ossian Development Ltd**  
**Dragons Tooth Golf Course, Ballachulish**

**Report by Area Planning Manager - South**

**SUMMARY**

**Description:** Siting of 8 camping pods

**Recommendation: REFUSE**

**Ward : 22 - Fort William and Ardnamurchan**

**Development category :** Local development

**Reason referred to Committee:** Local Member Referral (as per Scheme of Delegation)

**1. PROPOSED DEVELOPMENT**

1.1 Planning permission is sought for 8 "armadilla" camping pods 5.1m long by 3.4m wide by 2.98m high. They would be shaped like the upturned hull of a boat, with a round window on the NE elevation and a glazed door in the SW side, opening onto a deck facing towards the river. The pods would provide self contained residential accommodation for 2 persons, including basic bathroom and kitchen facilities. The pods would be finished in horizontal feather edged Siberian larch cladding.

They would be sited within woodland and along the bank of the Abhainn Greadhain on the Dragon's Tooth golf course at Ballachulish.

1.2 Informal pre-application advice was given to the architect over the telephone : in principle further tourist related development would be acceptable on this site subject to site specific constraints including the impact on trees, proximity to the river, and the access and parking being adequate for the increase in traffic.

1.3 A private driveway leads into the site, and visitors to the pods would park in the car park by the club house and walk to the individual pods on paths leading to the wooded riverbank from the driveway. The existing golf course, a newly opened garden centre and a small number of houses are served off the existing driveway, which is crossed by the 9th/18th fairway of the golf course.

It is proposed to provide electricity, a water supply, foul drainage and data via a service trench which would run the length of the riverbank and pass underneath the pods.

1.4 A supporting statement, photos, Flood Risk Assessment, and Tree Survey and Report, have been submitted in support of the application.

1.5 **Variations:** None

## **2. SITE DESCRIPTION**

2.1 The Dragon's Tooth Golf Course is on land originally associated with the big house at South Ballachulish, SW of Ballachulish bridge and the Ballachulish Hotel. The access is off the A828 which follows the shore round past the Hotel, approximately half a kilometre west of the bridge. Ballachulish House and Ballachulish Hotel are both listed, category B. The Bothy, Walled Garden, sundial, boundary walls and gate piers are listed along with the House. The garden walls associated with the hotel are also listed.

The golf course lies between these two properties, and the pods would be between the driveway and the river, Abhainn Greadhain. The golf clubhouse is set back approximately 170m from the main road, and on the other side of the drive to the proposed pods. There is a car park, which serves the golf clubhouse and garden centre, to the rear of the clubhouse. The drive also serves Ballachulish House, the Bothy/Cottage, Moulin, Woodcorner, The Pines and Home Farm.

There is a bouldery levee or berm along the east bank of the river between Ballachulish House and where the river passes under the main road. This was created following a major flood approximately 30 years ago.

There is mixed native deciduous woodland lining the river, and extending some 50m or so from the river on the east side. The woodland is predominantly alder and it is situated on an alluvial floodplain - this habitat is listed in Annex 1 of the EC Habitats Directive (Policy 60 refers).

The site is wholly within the Ben Nevis and Glencoe NSA. There is a Scheduled Ancient Monument, a burial mound, approximately 150m NE of the application site, within the golf course. The Oban - Fort William Sustrans cycle route passes the south side of the site.

The nearest residential property would be Moulin, approximately 50m to the SE of the southern-most pod. Ballachulish House would be approximately 125m south of the southern-most pod.

## **3. PLANNING HISTORY**

3.1 98/00477/FULLO: erection of golf course manager's house - granted 1998

01/00443/FULLO: erection of golf clubhouse - granted Jan 2002

02/00147/ADVLO: freestanding double sided sign board - granted 2002

02/00439/FULLO: extension to clubhouse - granted Nov 2002

03/00085/ADVLO: relocation of signs and erection of 2 x 7m high flagpoles - granted 2003

04/00263/FULLO: deletion of condition 5 of 98/477 - occupancy condition for house

10/05029/FUL: erection of 4 holiday lodges - application withdrawn April 2011

14/00637/FUL: garden centre to rear of golf clubhouse - granted June 2014 - subject to widening the access gateway off the A828.

#### 4. PUBLIC PARTICIPATION

4.1 Advertised : Unknown Neighbour

Representation deadline : 19.06.2014

Timeous representations : 5

Late representations : 0

4.2 Material considerations raised are summarised as follows:

- Flooding - increased risk to existing property and the driveway, and risk to the pods and their occupants
- Inadequate parking for the increasing use of the site as a whole (site is used by Glencoe Activities for Segway tours, archery, and laser clay pigeon shooting in addition to the golf course)
- Increased traffic to the site would result in the access along the driveway frequently being obstructed; the drive serves Ballachulish House, and Bothy/Cottage, Moulin, Woodcorner and The Pines as well as the golf course and garden centre
- Loss of trees
- Waste provision and collection - for the users of the pods - inadequate - insufficient space for the bin lorry to turn
- Increased noise and disturbance due to the proximity of the pods to existing houses, including smoke from BBQs and cooking outside of the pods
- Overlooking from Moulin to the southernmost pods - loss of privacy
- Inadequate junction with the main road
- Inappropriate development within what are the original grounds of a historic house
- A tarmac path has been constructed through the woodland - without permission [this is an unauthorised development - however it is to serve the archery and crate stacking area, and is unrelated to this application]
- The development would conflict with the golf course use of the site - the 9th/18th fairway crosses the driveway - the increase in traffic would result in an increased risk to drivers

#### 5. CONSULTATIONS

5.1 **Council Flood Team : Object**

The site is within the 1 in 200 year flood plain for the Abhainn Greadhain. A FRA is required, and the development should not be at risk of flooding nor increase the risk of flooding elsewhere. Following receipt of a FRA the Flood Team **maintain their objection**:

- The pods are proposed to be sited on top of a berm constructed of boulders following a flood event approximately 30 years ago - this berm is approximately 1.5m high
- The pods would be sited immediately adjacent to, and well within 6m from the top of the bank of the watercourse which contravenes requirements outlined in the Council's SPG on riparian buffer strips
- The riverbank on which it is proposed to site the pods is approximately 4m lower than the opposite bank, which means it is the natural floodplain for the watercourse
- Similar conditions exist upstream to those that resulted in the flood 30 years ago - the Glenachulish dam, approximately 1km upstream, is overtopping due to silt build up
- It would be unsafe to allow sleeping accommodation adjacent to such a burn
- The proposed pods should be re-sited outwith the flood plain and riparian strip

## 5.2 Forestry Officer : Objects

- A number of trees have been damaged by the formation of a recently constructed path made from tar scalplings [not associated with this application]
- The pods would be sited within semi mature woodland of high amenity value within the NSA. The NSA is a nationally important feature and the woodland itself is of local/regional importance [and listed in Annex 1 of the Habitats Directive]. Development will only be allowed in such areas where it can be shown not to compromise the natural, amenity and heritage resource.
- The development would affect trees through the formation of an access to each pod, by clearing an area for siting each pod, and in the excavation required for service trenches.
- No Tree Constraints Plan, Tree Protection Plan or Arboricultural Method Statement has been provided [with the initial submission]

A Tree Preservation Order was made on 3 April 2014, covering the application site together with a wider area around it, because of concerns about tree felling in the area.

Forestry Officer's further response following submission of a Tree Survey and Method Statement:

- The proposed position of the 8 pods has not been revised in light of the Tree Survey and Report. The architect and arboriculturalist need to work together to identify the most suitable locations for the pods so as to minimise the impact on the woodland - ie. by proposing to locate the pods in gaps in the woodland or by proposing to remove younger or poorer quality trees so as to retain and safeguard larger, more mature trees.
- The Method Statement shows images of a 5m telehandler with a 3.4m by 5.1m pod on its forks, and another suspended from chains from the forks. Tree felling will be required to get the pods into the woodland, contrary to the agent's assertions.

- It is not practical or acceptable to "hold back" branches while the pods are being brought into position.
- A service trench for electricity, water, data and foul drainage is proposed along the length of the site running down the middle of the boulder berm. There are trees adjacent to the berm and between it and the driveway, and excavation in this area would affect the root protection areas of a significant number of protected trees.
- Hand digging of the trench is proposed; this would involve digging to a depth of 80cm over 90m equivalent to 70 cubic metres/120 tonnes of material. This is not practical or realistic.
- The path construction described in the Method Statement is indicative only.
- There is no drawing showing the proposed location of paths, boardwalks or steps to the pods.
- No Tree Protection Plan has been provided.

The applicant has not adequately demonstrated that it would be possible to develop this site without an adverse impact on the existing protected woodland.

5.3 **Archaeology** : No sensitive historic environment issues.

5.4 **Disability Access Panel**: No objection - advocates the adaption of the topmost pod, which is nearest the driveway and could benefit from level access, for disabled persons.

5.5 **SEPA : Object** on the grounds of lack of information on flood risk. The site is at medium risk of flooding in a 1 in 200 year event. A Flood Risk Assessment (FRA) is therefore required. In the event that the planning authority proposes to grant planning permission contrary to this advice on flood risk, the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 requires prior referral to Scottish Ministers.

20 March 2014: Following receipt of further information including site photos and 3 cross sections SEPA **maintain their objection** for the following reasons:

- The cross sections provided do not include levels of the river bed, both banks and the water level
- Existing and proposed ground levels have not been provided
- Proposed finished floor levels have not been provided for each of the camping pods
- The river bank opposite the proposed development is higher and therefore if the river were to burst its banks flood water would flow towards and through the proposed development
- A flood event approximately 30 years ago was caused by the failure of a natural wooded debris dam; as the catchment is heavily wooded this could happen again

10 June 2014 : Following receipt of a FRA SEPA still **maintain their objection** as the further assessment shows that the bank opposite the proposed development is approximately 4m higher along its length, and as such the side of the river proposed for development forms the flood plain. In the positions proposed **the buildings and persons using them would be at risk from flooding**. The development would be contrary to SPP and PAN 69. The proposed pods would be sited on boulders forming a flood embankment. Flood water would spill under the pods into the surrounding flood plain. This would create an island of development within the flood plain, and goes against principles set out in SPP and would not be advocated by SEPA. The flood embankment is not built to any verifiable standard and it is not maintained on an ongoing basis. The development would be vulnerable to embankment failure and/or overtopping. In addition the methodology used in the FRA is flawed. Advice is given on the methodology, however the main conclusion to be drawn is that the pods should be re-sited out of the 1 in 200 year flood plain.

5.6 **SNH** : No objection - on the basis that the woodland's integrity would be maintained and given the small scale of the proposed development. The impact on the Ben Nevis and Glencoe NSA would not be significant.

5.7 **Transport Scotland** : No objections subject to conditions regarding visibility splays (4.5m by 215m). Further response accepted a lesser distance for the visibility splay to the east (4.5m by 165m) may be acceptable subject to the results of a speed survey showing that traffic speeds are less than the national speed limit.

Works to widen the access by moving the existing gate pillars further apart was recently undertaken as part of the garden centre permission ref. 14/00637/FUL.

## 6. **DEVELOPMENT PLAN**

The following policies are relevant to the assessment of the application

### 6.1 **Highland-Wide Local Development Plan 2012**

28	Sustainable design
29	Design Quality and Place making
36	Development in Wider Countryside
44	Tourist Accommodation
51	Trees and Development
52	Principle of development in woodland
57	Natural, built and cultural heritage
60	Other important habitats and Article 10 features
61	Landscape
64	Flood Risk

### 6.2 **West Highland and Islands Local Plan** - as continued in force

### 6.3 **Highland Council Supplementary Planning Policy Guidance**

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

## 7. **OTHER MATERIAL CONSIDERATIONS**

### 7.1 **Scottish Government Planning Policy and Guidance**

Para 263:

For sites at Medium to High risk of flooding:

- generally not suitable for additional development in undeveloped and sparsely developed areas, unless a location is essential for operational reasons and an alternative lower risk location is not available; and

- generally not suitable for new caravan or camping sites.

The "armadilla pods" would be considered as a "site used for short let caravans and camping" which is a "highly vulnerable land use".

Para 264:

In applying the risk framework the following should be taken into account:

- The characteristics of the site
- The design and use of the proposed development
- The size of the area likely to flood
- Depth of flood water, likely flow rate and path, and rate of rise and duration
- Committed and existing flood protection methods: extent, standard and maintenance regime
- Surface water run-off from adjoining land
- Effects of flood on access including by emergency services

PAN 69 Planning and Building Standards Advice on Flooding

Para 218:

Presumption in favour of protecting woodland. Removal should only be permitted where it would achieve significant and clearly defined additional public benefits.

### 7.2 **Other**

Roads & Transport Guidelines for new developments - The Highland Council 2013

Para 5.13.2.1

For non-residential developments, including leisure, the volume of traffic and the number of service vehicles entering and exiting the site may result in the need for the private access to be constructed to Industrial Access Road standards, with a carriageway junction formed with the public road.

## **8. PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

### **8.3 Development Plan Policy Assessment**

#### **8.3.1 Principle**

The proposal would introduce a further diversification to the range of tourist related activities offered at The Dragon's Tooth Golf Course, in addition to the various outdoor activities provided by Glencoe Activities at the site and the garden centre. Whilst there are camping pods at a number of camp sites and other locations locally, these pods would be self contained, unlike many on camp sites which rely on a separate wash block. These would have similar facilities to a static caravan, incorporating 2 single beds, a toilet and basic kitchen facilities together with TV, WIFI and a sound system. It is likely that there is a demand for this type of accommodation in the area, however no evidence or market research data has been submitted in support of the application. Policy 44 is supportive of such tourist accommodation in open countryside locations such as this where demand exists and provided it can be achieved without adversely affecting the landscape character of the Natural, Built and Cultural Heritage features of the area, and it is consistent with siting and design guidance as set out in Policy 36.

The combination of activities on offer at this site could operate satisfactorily side by side provided the site as a whole is managed effectively and competently.

#### **8.3.2 Siting and Flood Risk**

The proposed pods would all be located within the flood plain of the Abhainn Greadhain and the structures and occupants would be at medium to high risk of flooding. There is no operational or other locational requirement for the pods to be sited as proposed on the riverbank. The applicant wishes to maximise the riverbank setting as an attractive feature, and the proximity to the club house would ease servicing and access. In providing sleeping and living accommodation the proposed development would be a highly vulnerable land use in this location.

The bouldery berm on which the pods would be sited was constructed following a flood event approximately 30 years ago, and it was never designed to provide a basis for any structures. Its stability is unknown, it would appear not to have been regularly maintained, and no information has been submitted regarding its suitability for building on. The excavation of a service trench down the middle of this feature, even if hand dug, would be likely to destabilise it and could influence the path of floodwater should the river burst its banks. Whilst the pods would sit on concrete pads or pillars, one at each corner, which would in theory allow flood water to run underneath them, the means of getting to and from the pods could still be affected, creating islands within the flood plain, and putting people at risk.



There are alternative areas within the golf course which would be suitable for the proposed development and there is no overriding need for the pods to be sited on the riverbank.

The proposed location would be right up to the riverbank, with the "riverside verandas" right at the water's edge. This would be contrary to guidance in Supplementary Guidance on Riparian Buffer strips which seeks to maintain a 6m buffer between the top of the bank of any watercourse and new development in order to allow access for maintenance, to aid water and ecological quality, and to ensure bank stability.

The proposal would be at risk of flooding, it would potentially put people at risk, and the development itself may affect the stability and environmental quality of the riverbank, contrary to SPP, PAN 69, and Policies 28, 36, 60 and 64 of the HwLDP together with the Council's Flood Risk and Drainage Impact Assessment Supplementary Guidance.

### 8.3.3 Impact on trees, NSA and Historic Environment

The woodland along the river bank extends to approximately 0.3ha and comprises common alder, goat willow, sycamore, common ash and wych elm with no pronounced understorey. These species are both native and naturalised in origin, and as alder woodland on a floodplain it is an Annex 1 Habitat listed in the EC Habitats Directive. Many of the trees have grown up around and partly through the boulder berm along the riverbank, and the woodland extends beyond this feature towards the driveway. There are other areas of woodland, individual trees and groups of trees within and around the golf course, some of which were planted as part of a more formal historic design associated with the listed house.

Whilst the agent has now provided a Tree Survey and Report, the layout of the proposed development has not been re-visited in light of its findings. The site plan drawing no.Y101.2L and the Tree Constraints Plan in Appendix 6 of the Tree Survey and Report have not been reconciled by the agent to identify which trees would be affected by the proposed development. Having overlain these two drawings an attempt has been made to assess the impact on trees. Woodland Area 1 in the tree report is the area within which the development is proposed, and this contains a total of 93 trees, made up of 0 in the highest quality category, 19 in the moderate category and 71 in the low category - 3 are recommended for removal, as dead, dying or dangerous. The Tree Report concludes that the landscape and ecological value of the group is higher than the individuals that make up the whole - category B rather than C overall.

Within the woodland that would be affected by the development a total of 55 trees would be likely to be lost, comprising the following: approximately 25 trees would be either directly or indirectly affected by the siting of the pods - the pods would be sited within the root protection areas (RPAs) of these trees; the RPAs of a further 15 would be affected by the proposed paths to the pods; and a further 15 would be affected by the proposed service trench (the position of this has been assumed as going straight down the berm between the pods and underneath each pod.) These numbers may be an underestimate.

No additional numbers have been identified as being affected by bringing the pods to the site, as proposed by a telehandler from the southern end of the site, and the potential need to lop branches or bend branches out of the way.

Of the trees affected, 38 would be of Moderate condition, 9 Moderate to Poor, 5 Poor, 1 very poor and 2 are dead. The species affected would be as follows: 18 alder, 6 goat willow, 5 wych elm, 18 sycamore, 6 ash and 2 beech.

The construction of the pods on pads or pillars at each corner, the "semi tray excavation path construction" involving minimal excavation and hand digging the service trench, would minimise the adverse impact on the trees. However there is considerable uncertainty regarding the extent of loss given the practicalities of undertaking the works as described. No information has been provided with respect to protected species that may be affected, such as bats or badgers.

In conclusion it has not been adequately demonstrated that the proposed developments would be sited so as to sufficiently protect trees and co-exist with the best quality trees within this woodland. Since the submission of this application the woodland has been made the subject of a Tree Protection Order. There is a strong presumption in favour of protecting woodland, and the presumption against development is stronger where there is such a designation. There is ample potential to accommodate the pods elsewhere on the golf course without significantly affecting trees. This woodland also has value as a riparian alder woodland, which is a priority habitat identified in Annex 1 of the EC habitats Directive. The benefit of the development in providing a facility to tourists and the benefit to the viability of the golf course would not override this adverse impact, since alternative siting is available. The proposed development would conflict with Policies 36, 51, 52 and 60 of the HwLDP, the SPG on Trees Woodlands and Development, and SPP.

Whilst the loss of trees would be detrimental to the character and quality of the National Scenic Area, the scale of the designated landscape is such that this relatively minor development would not have a significant impact. There would be no conflict with Policy 61. The SAM, a burial mound, is a sufficient distance from the proposed development, it would be separated from it by the driveway and the character and layout of the golf course is such that there would be no significant impact on the setting of the monument. Similarly, the proposed development would be a sufficient distance from the listed house and hotel and it would not detract from the grounds or setting of these listed buildings. There would be no conflict with Policy 57.

#### 8.3.4 Design

The design and materials proposed for the pods is considered to be attractive and would fit in with the character of the golf course. If sited appropriately in a woodland setting they would blend in well. The design of the pods, in itself would be acceptable and accord with Policy 29.

### 8.3.5 Impact on amenity

The management of the site to ensure the various activities operate safely side by side, and without causing a hazard to neighbouring residents, would be a matter for the owner and proprietors of the Dragons Tooth Golf Course and his tenants. In planning terms the various activities would co-exist satisfactorily.

The pods, and in particular the southern-most pod, are a sufficient distance from the nearest neighbouring property at Moulin not to significantly affect their amenity. Moulin is surrounded by a number of mature trees and these together with the woodland at the top end of the application site would assist in screening the development.

The addition of the pods would not add significantly to the existing level of noise and disturbance at the site generated by the golf course, garden centre and other sporting activities. If the occupants of the pods were to cook on the verandas, these would face away from the houses, and towards the river. Smoke and smells from BBQs would not present a significant impact on neighbours' amenity. There would be no conflict with Policy 28 in this respect.

### 8.3.6 Access and Services

The Trunk Roads Authority initially recommended visibility splays of 215m in both directions with a 4.5m setback. The recommended visibility splay to the east was not achievable given the road layout and geometry. Copies of speed survey reports from 2008 and 2011 were submitted in support of the previous application for the garden centre which demonstrated that the actual speed of traffic is less than the signed speed limit. In light of this, Transport Scotland agreed a reduced visibility splay. Earlier this year the site's proprietors widened the access and cleared the visibility splays of vegetation in line with Transport Scotland recommendations for that application. Further improvements to the junction with the trunk road and maintenance of the required visibility splays were secured through planning conditions for the garden centre.

Visitors to the pods would use the car park to the rear of the golf clubhouse, and walk the short distance to the pods. 9 car parking spaces were required initially for the golf course. Subsequently 13 car parking spaces were approved for the golf course. Since the site has developed and evolved it is expected that visitors to the golf course, clubhouse, ancillary activities and garden centre will use the range of facilities on site and the parking will be shared across these uses. A total of 41 parking spaces were provided as part of the garden centre proposal and this is considered adequate to serve this additional development on this mixed use site in this semi-rural setting. There is adequate dedicated parking for disabled persons. There is no formal cycle parking at the site - it is recommended that if this application were to be approved cycle parking should be required by condition, given the proximity to the cycle path and sustainable objectives of the development.

No details have been provided of the foul drainage other than the service trench would include a foul drain. Details of the position of a treatment facility, and the type of treatment required could be conditioned, however ground conditions might be an issue given the situation within the flood plain.

Waste collection is from the golf clubhouse car park and it is anticipated that additional provision for the occupants of the pods would be accommodated here.

#### 8.4 **Other Considerations – not material**

The newly made path surfaced with tarmac scalplings that runs parallel with the driveway into the woodland to the north of the proposed site of the pods was constructed to serve an area used for "crate stacking" and archery. These activities are offered as part of team building exercises at the site. The path is unrelated to the present application.

The proprietors of this site who run various activities alongside the golf course, which has a driveway to private residences through the site, would be expected to have adequate public liability insurance and to comply with the relevant governing bodies for the sports on offer. This is not a planning matter however.

#### 8.5 **Matters to be secured by Section 75 Agreement**

Not applicable

### 9. **CONCLUSION**

9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

It is recommended that permission be refused.

### 10. **RECOMMENDATION**

#### **Action required before decision issued**

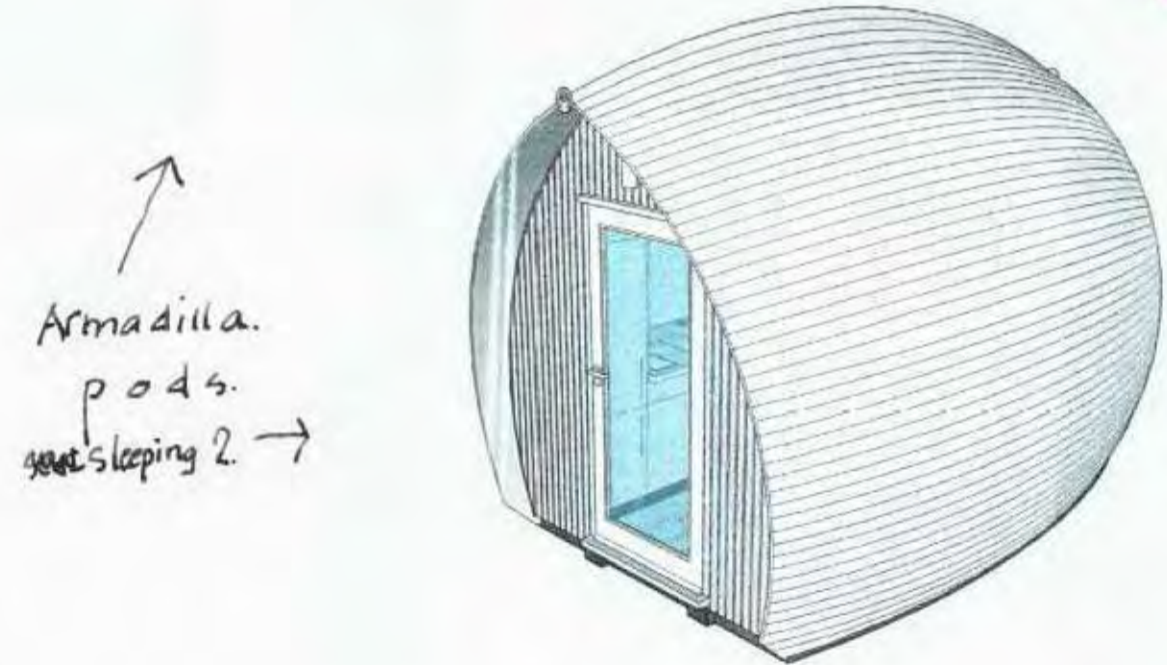
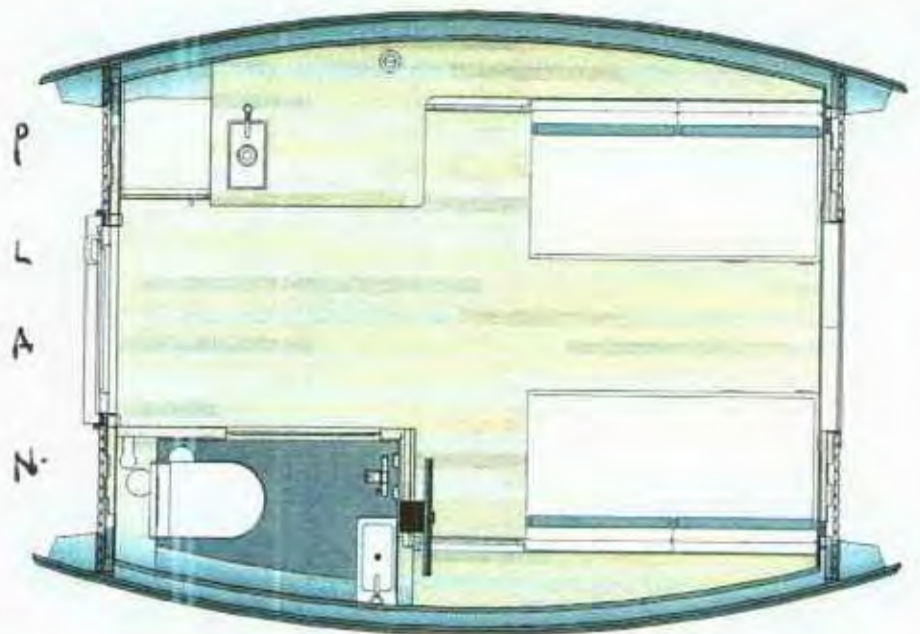
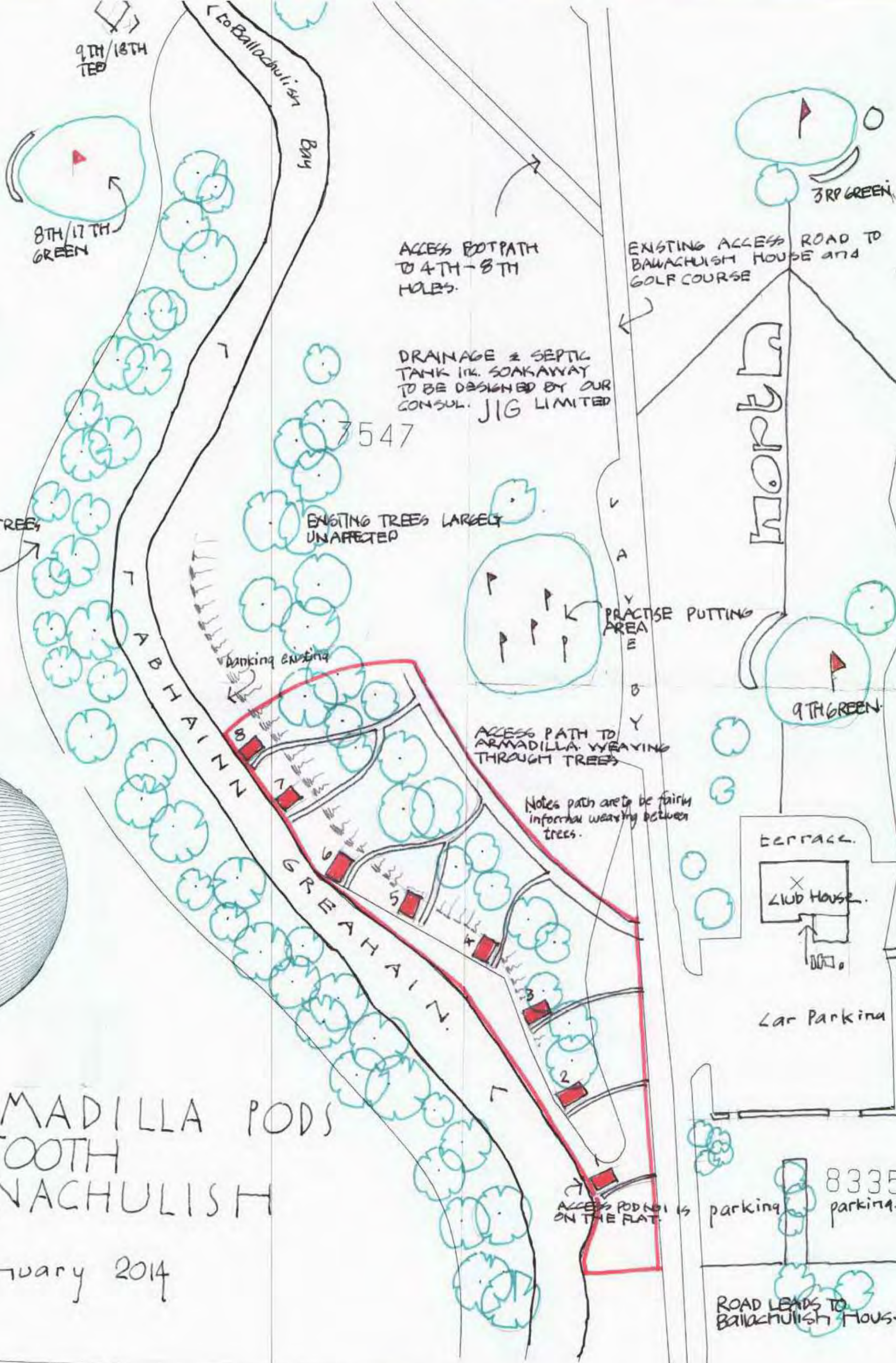
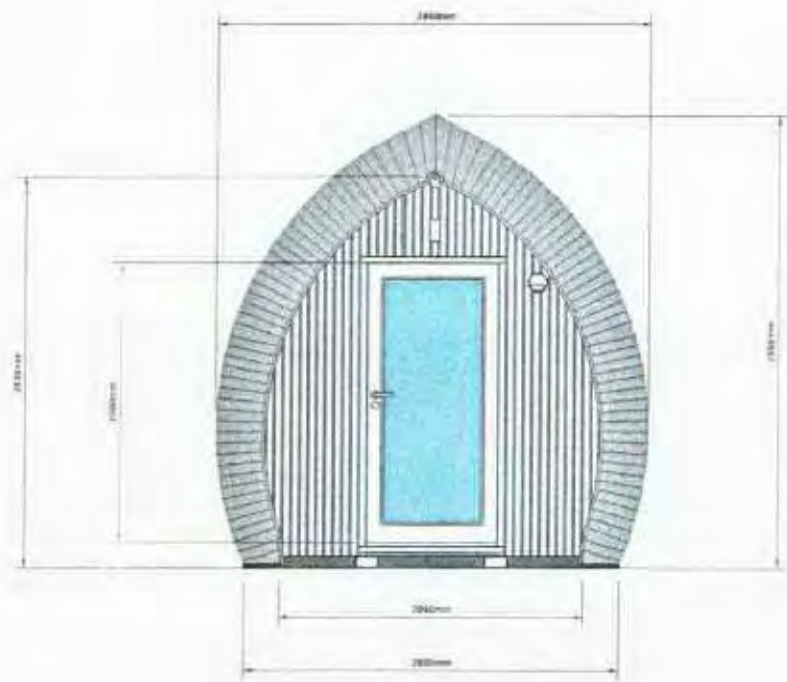
Notification to Scottish Ministers	N	
Referral to Ward Members	Y	<b>Reason</b> : Delegated refusal
Notification to Historic Scotland	N	
Conclusion of Section 75 Agreement	N	
Revocation of previous permission	N	

**Subject to the above**, it is recommended the application be **REFUSED** for the following reasons:

1. The site of the eight camping pods in its entirety would be on land at risk of flooding from the Abhain Greadhain in a 1 in 200 year event putting the camping pods and persons occupying them at risk. In the event of a flood the pods would form islands of development, cutting their occupants off from safe means of escape. The ground on which the pods would be sited has been made up and its integrity as a levee or berm is unknown, and the impact of construction of the pods and the associated service trench and paths could compromise the stability of this feature and potentially increase flood risk. The pods would not be essential development in the flood plain and alternative sites are available within the golf course site. The development would therefore be contrary to Policies 28, 36, 60 and 64 of the Highland-wide Local Development Plan; the Council's Supplementary Guidance on Flood Risk and Drainage Impact Assessment; PAN 69; and Scottish Planning Policy (paras 263 - 264).
2. The proposed development would result in the loss of trees which are an attractive feature of the area and covered by The Dragons Tooth Tree Preservation Order 2014. The woodland is also a riparian alder woodland, which is a priority habitat identified in Annex 1 of the EC Habitats Directive. The development would therefore be contrary to Policies 51, 52 and 60 of the Highland-wide Local Development Plan; the Council's Supplementary Guidance on Trees, Woodlands and Development; the Council's Supplementary Guidance on Flood Risk and Drainage Impact Assessment in respect of Riparian Buffer Strips; and para 218 of Scottish Planning Policy.

**In the event that Committee is minded to grant planning permission contrary to SEPA's objection on the grounds of flood risk, then the application will require to be notified to Scottish Ministers in accordance with the provisions of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.**

Signature: Allan J Todd  
Designation: Area Planning Manager - South  
Author: Lucy Prins  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Location/Site Plan (Y101.2L)  
Plan 2 - Layout Plan (00001)  
Plan 3 - Elevation (00003)  
Plan 4 - Elevation (00004)  
Plan 5 - Elevation (00005)  
Plan 6 - Elevation (00008)  
Plan 7 - Floor Plan (00009)



# PROPOSED 8 ARMADILLA PODS AT THE DRAGONS TOOTH GOLF COURSE. GLENACHULISH

scale 1:500 Golf Course date January 2014

EXISTING TREES ON RIVER BANK

ACCESS FOOTPATH TO 4TH-8TH HOLES.

DRAINAGE & SEPTIC TANK inc. SOAKAWAY TO BE DESIGNED BY OUR CONSULT. JIG LIMITED

EXISTING TREES LARGELY UNAFFECTED

PRACTISE PUTTING AREA

ACCESS PATH TO ARMADILLA. WEAVING THROUGH TREES

Notes path are to be fairly informal weaving between trees.

CLUB HOUSE

Car Parking

ACCESS TRACK TO 1ST TEE ON GOLF COURSE

sheds for childrens golf equipment.

8335 parking.

ROAD LEADS TO BALLACHULISH HOUSE

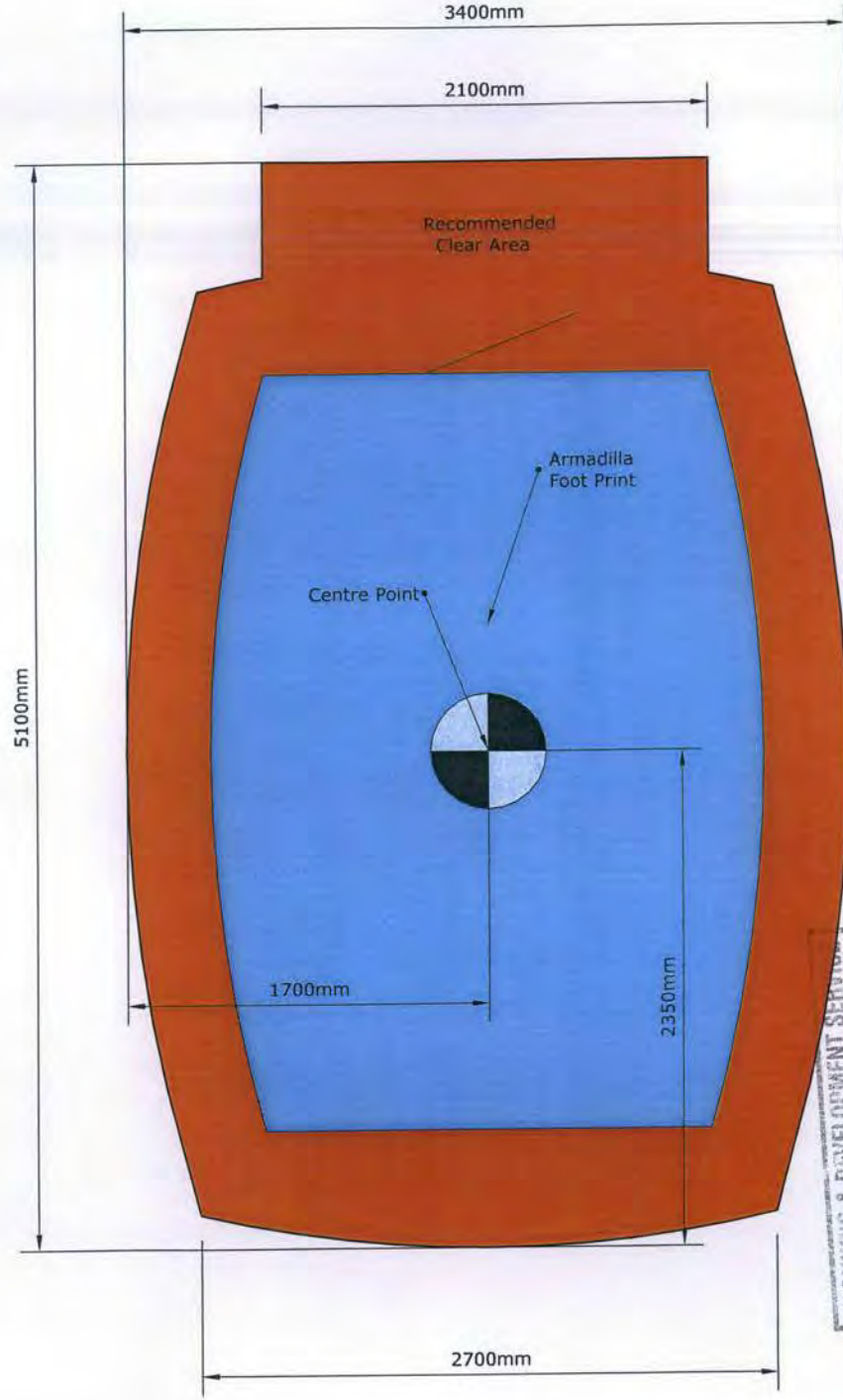
PLANNING & ENVIRONMENT SERVICE  
DATE RECEIVED:  
30 JAN 2014

BILLYRICE Larch House  
01855821243

drawing no  
Y101.2L.



COPY



PLANNING & DEVELOPMENT SERVICES  
 DATE RECEIVED:  
 30 JAN 2014

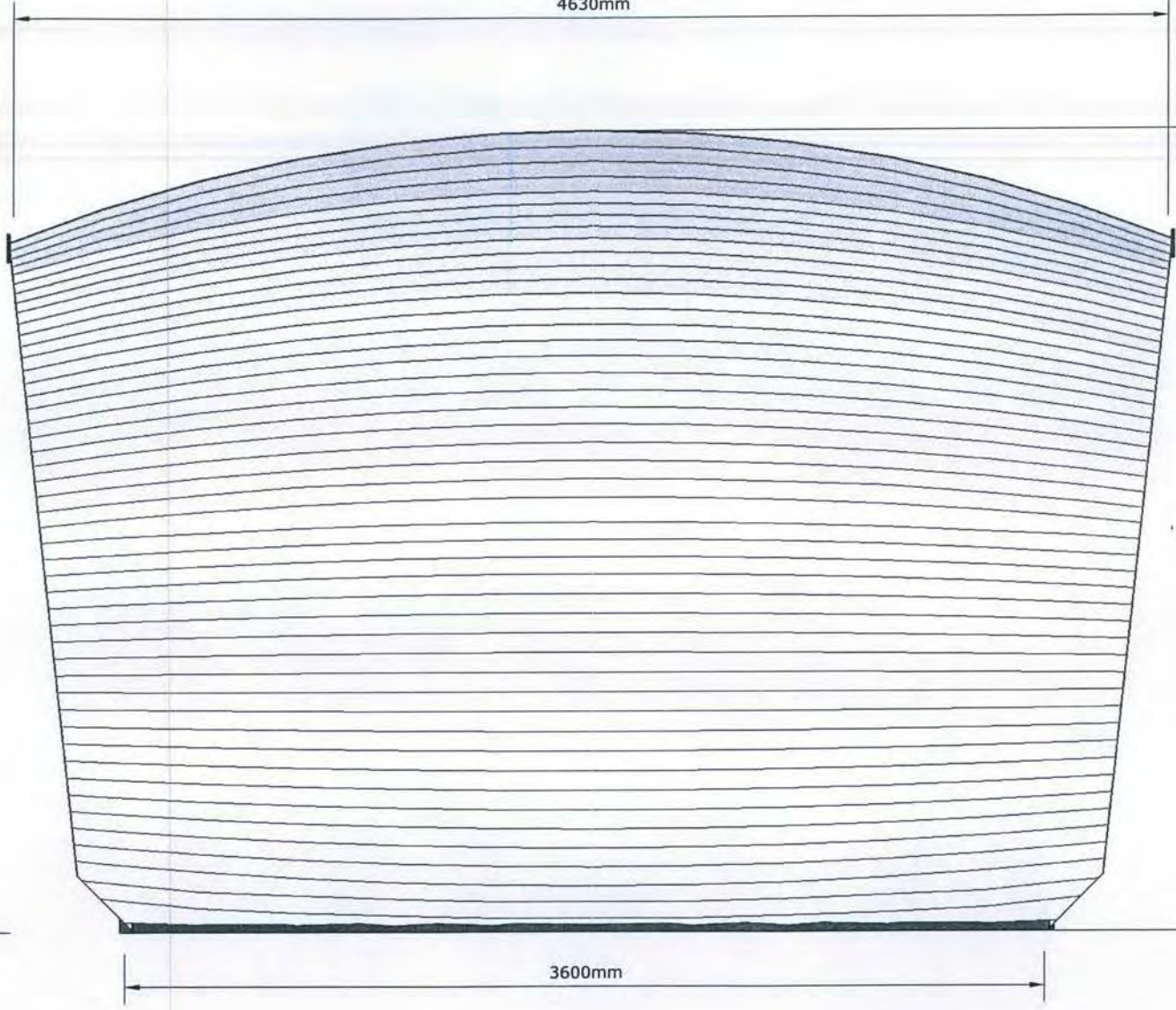


A12 Xtraroom Information

Armadilla

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2630mm



4630mm

3600mm

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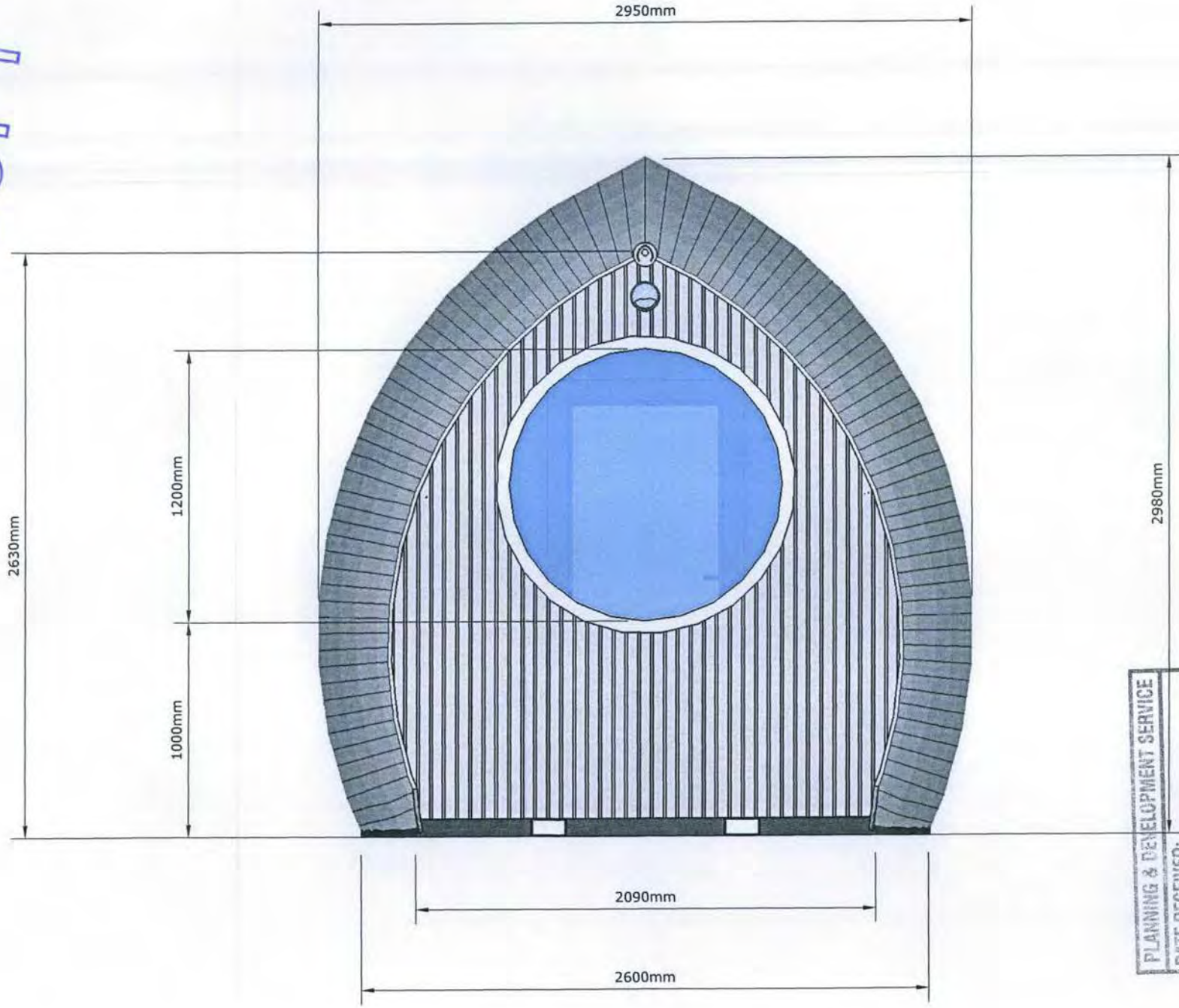
2980mm

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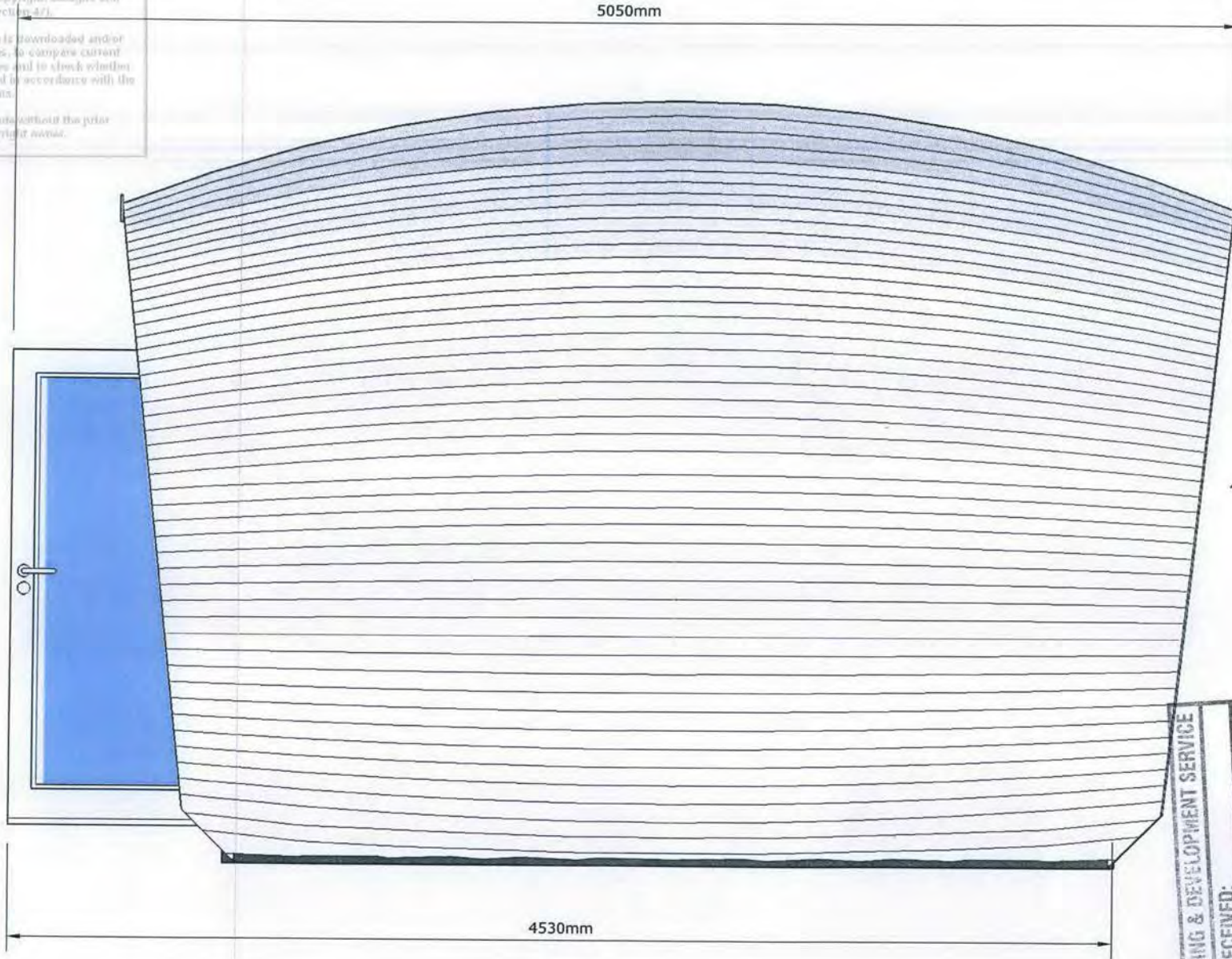
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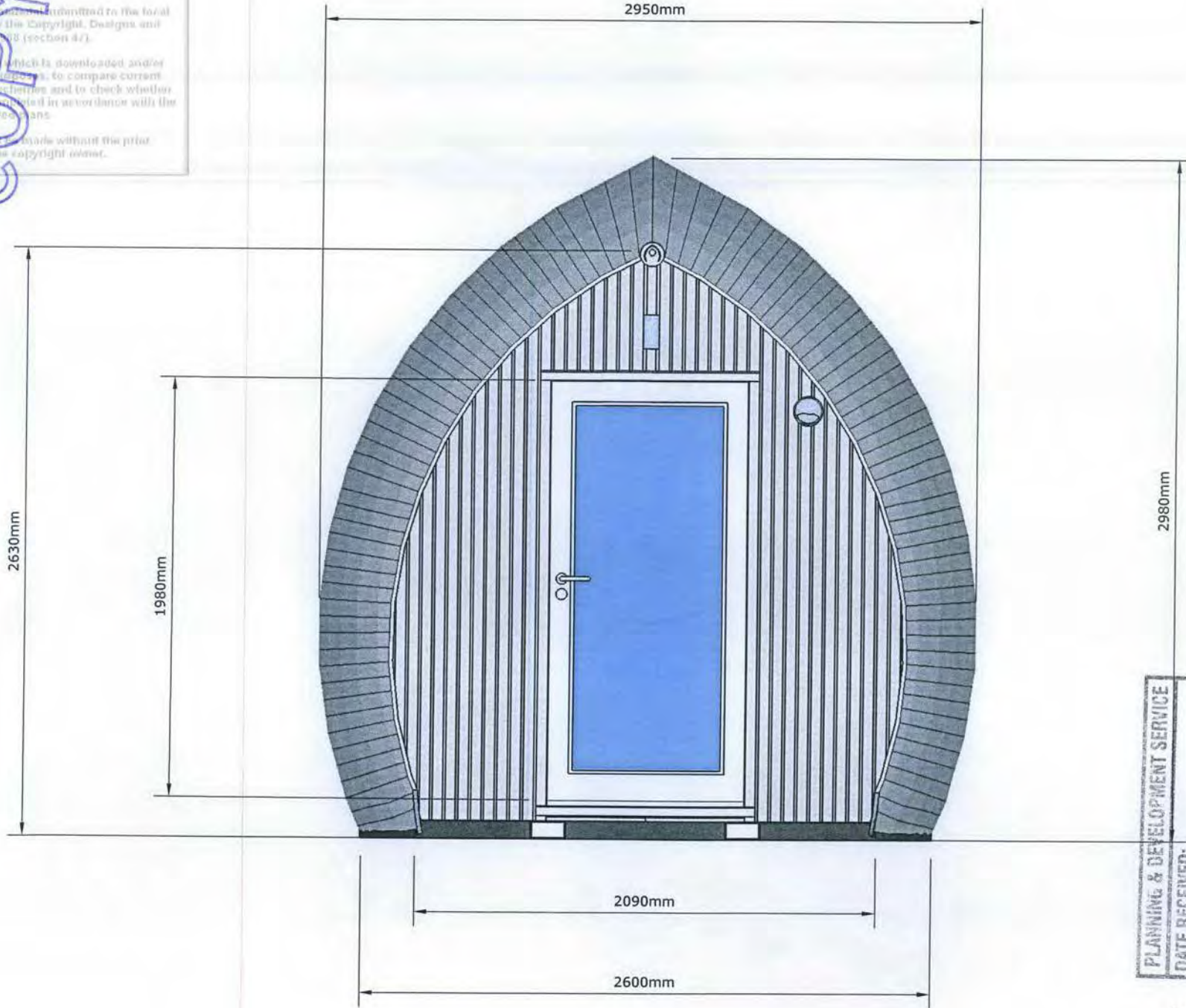
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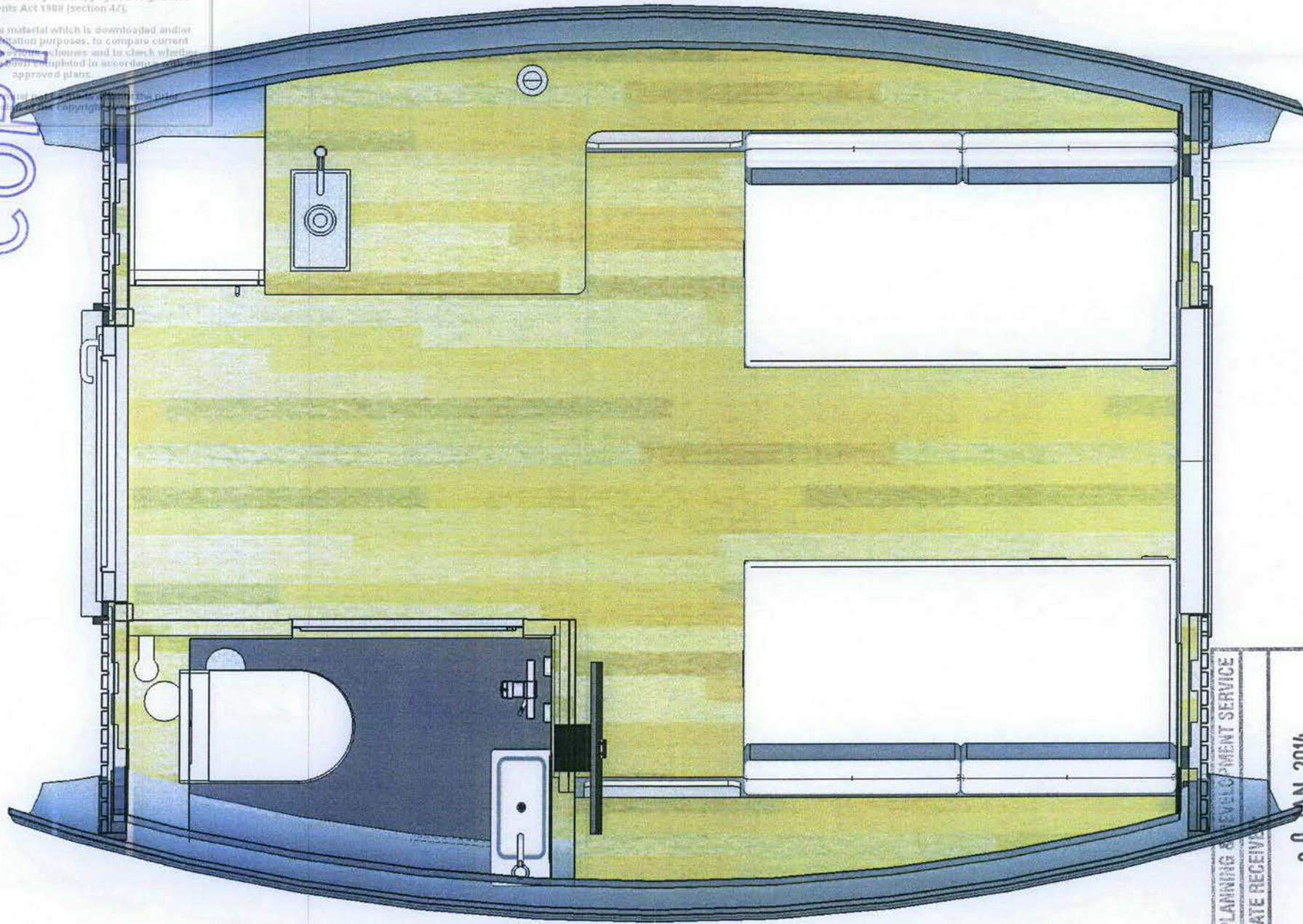
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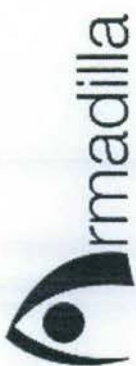
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